

TABLE 1 - DEVELOPMENT STANDARDS FOR IG DISTRICTS

| Standard | Required/Allowed | Proposed | Complies? |
|------------------------|--|--------------------------------|---|
| Lot Size | 5,000 square feet (min) | 3.45 acres | Yes |
| Building Area | N/A | 52,269 square feet | N/A |
| Height | 35 feet (up to 50 feet with height adjustment) | 47 feet | <i>Yes, with Admin Exception (Height)</i> |
| Front setback* | 20 feet | 20 feet | Yes |
| Side Setback* (L) | 20 feet | >50 feet | Yes |
| Side Setback* (R) | 20 feet | >50 feet | Yes, |
| Rear Setback* | 20 feet | >100 feet | Yes |
| Lot coverage | 75% | 35% | Yes |
| FAR | 1.0 | 0.35 | Yes |
| Automobile Parking | 49 spaces Warehouse - 32 @1/1,500 sf Office - 17 @1/300 sf | 62 spaces | Yes |
| Bicycle Parking | 4 spaces 5% of automobile parking | 14 spaces | Yes |
| Truck Parking | 2 | 15 | Yes |
| Landscaping | 5% | 15% | Yes |
| Fencing | Per Code | Fence/Gates are under 8' | Yes |
| Signs | Per Code | None proposed | <i>Yes, w/Condition 21</i> |
| Equipment Screening | Yes | Equipment screened by parapets | <i>Yes, w/Conditions 22-24</i> |
| Refuse Storage | Yes | 10 ft by 12 ft enclosure | Yes |
| Utility Undergrounding | Yes | Utilities Undergrounded | <i>Yes, w/Condition 26</i> |
| Lighting | Yes | Conditioned | <i>Yes, w/Condition 40</i> |

* Minimum Setbacks: Buildings over 40 ft. in height require a minimum yard of 20 ft.